

098.0

0006

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

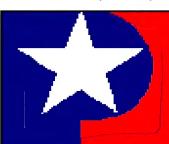
Total Card / Total Parcel
1,114,400 / 1,114,400

USE VALUE:

1,114,400 / 1,114,400

ASSESSED:

1,114,400 / 1,114,400


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
35		FROST ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: GALLO SAMUEL & MAUREEN	
Owner 2:	
Owner 3:	

Street 1: 35 FROST STREET	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	

Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 10,551 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1996, having primarily Clapboard Exterior and 3142 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
		Census:		Exempt		
		Flood Haz:				
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10551		Sq. Ft.	Site		0	70.	0.70	4									515,574						515,600	

Total AC/HA: 0.24222

Total SF/SM: 10551

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 515,574

Spl Credit

Total: 515,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

APPRAISED:

1,114,400 / 1,114,400

USE VALUE:

1,114,400 / 1,114,400

ASSESSED:

1,114,400 / 1,114,400

User Acct

64003

GIS Ref

GIS Ref

Insp Date

10/18/18

!7977!

USER DEFINED

Prior Id # 1: 64003

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year: 1999

LandReason: Add

BldReason: CM

CivilDistrict:

Ratio:

PREVIOUS ASSESSMENT

Parcel ID 098.0-0006-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	598,800	0	10,551.	515,600	1,114,400	1,114,400	Year End Roll	12/18/2019
2019	101	FV	452,300	0	10,551.	515,600	967,900	967,900	Year End Roll	1/3/2019
2018	101	FV	452,300	0	10,551.	441,900	894,200	894,200	Year End Roll	12/20/2017
2017	101	FV	452,300	0	10,551.	412,500	864,800	864,800	Year End Roll	1/3/2017
2016	101	FV	452,300	0	10,551.	353,500	805,800	805,800	Year End	1/4/2016
2015	101	FV	447,400	0	10,551.	316,700	764,100	764,100	Year End Roll	12/11/2014
2014	101	FV	447,400	0	10,551.	293,100	740,500	740,500	Year End Roll	12/16/2013
2013	101	FV	447,400	0	10,551.	279,500	726,900	726,900		12/13/2012

SALES INFORMATION**TAX DISTRICT****PAT ACCT.**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
G K DEVELOPMENT	26515-394		7/23/1996		440,000	No	No	P	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/24/2014	390	Heat App	7,000					
3/21/2014	237	Redo Bas	22,000					
7/2/2010	785	Re-Roof	1,200					GARAGE ROOF
3/5/1996	52		180,000					38X62 HOUSE

ACTIVITY INFORMATION

Date	Result	By	Name
10/18/2018	Meas/Inspect	BS	Barbara S
6/16/2014	Info Fm Prmt	PC	PHIL C
6/11/2014	Info Fm Prmt	PC	PHIL C
4/28/2009	Meas/Inspect	189	PATRIOT
11/9/1999	Mailer Sent		
10/19/1999	Measured	264	PATRIOT
4/10/1996		PM	Peter M

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

Total AC/HA: 0.24222

Total SF/SM: 10551

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 515,574

Spl Credit

Total: 515,600

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2021

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH								
Type: 6 - Colonial	Sty Ht: 2 - 2 Story	(Liv) Units: 1	Total: 1	Full Bath: 2	Rating: Good	A Bath:	Rating:	NEW HOUSE 4/96 LOT CHANGED TO 10551-SUBDIVISION 3/96 1000 S/F ADDED TO 51 WINCHESTER RD. 26126-510 536500 3/12/96. PDAS.				FFL 10	22	WDK (220)	22					
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 2 - Clapboard	Sec Wall: 8 - Brick Veneer	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath: 1	Rating: Average	A HBth:	Rating:	OthrFix: 2	Rating: Good	16	38	2	24			
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: GRAY	View / Desir:	Kits: 1	Rating: Very Good	A Kits:	Rating:	Fpl: 1	Rating: Average	WSFlue:	Rating:					28	SFL FFL BMT (984)	22	TQS GAR (528)	
GENERAL INFORMATION				OTHER FEATURES												10	22	4	24	
Grade: B - Good (-)	Year Blt: 1996	Eff Yr Blt:	Alt LUC:	Total Units:	Location:	Other:	Upper:	Lvl 2:		Lvl 1:		Lower:								
Alt %:	Jurisdct: G12	Fact: .	Const Mod:	Floor:																
Lump Sum Adj:	Name:	% Own:	DEPRECIATION	%:																
INTERIOR INFORMATION				Phys Cond: GD - Good	8.4 %	Functional:	%	Additions:	No Unit	RMS	BRS	FL								
Avg Ht/FL: STD	Prim Int Wall: 1 - Drywall	Sec Int Wall:	Partition: T - Typical	Economic:	%	Baths:	%	Kitchen:	1	8	4									
Sec Floors: 4 - Carpet	Total: 8.4 %	Special:	Override:	Plumbing:	%	Electric:	%	Heating:												
Bsmnt Flr: 12 - Concrete	Subfloor:	Bsmnt Gar:	Electric: 3 - Typical	Override:	Total: 8.4 %	General:	%													
CALC SUMMARY				COMPARABLE SALES																
Basic \$ / SQ: 125.00	Size Adj.: 1.04592752	Const Adj.: 1.00241208	Adj \$ / SQ: 131.056	Other Features: 111502	Grade Factor: 1.21	NBHD Inf: 1.00000000	NBHD Mod:	WtAv\$/SQ:	AvRate:	Ind.Val:										
LUC Factor: 1.00	Adj Total: 653715	Depreciation: 54912	Depreciated Total: 598803	Juris. Factor: 1.00	Before Depr: 158.58	Special Features: 0	Val/Su Net: 129.16													
Mobile Home	Make:	Model:	Serial #:	Year:	Color:	PARCEL ID 098-0-0006-0001.0				IMAGE				AssessPro Patriot Properties, Inc						
SPEC FEATURES/YARD ITEMS																				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value			
More: N				Total Yard Items:				Total Special Features:				Total:								